



**Levy County Board of County Commissioners**  
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**LEVY COUNTY**

**Planning and Zoning Department**

Date: May 18, 2026  
From: Kelli Caudill, Planner II  
Case: Text Amendment, TA 26-03  
Applicant: Osvaldo Lorenzo- Lorenzo's Paradise Marketing LLC  
Subject: Proposed Added Use to Current Use Table and Supporting Sections in the Levy County Land Development Codes.



**Commissioners**

Charlie Kennedy, District 1  
Rock Meeks, District 2  
Desiree Mills, Chair, District 3  
Tim Hodge, Vice Chair, District 4  
Johnny Hiers, District 5



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## Standards for Review of Land Development Text Amendments

### Article II. – Administration

#### Division 2. Planning Commission

Sec. 50-55 – Powers, duties, and authority (a) (1) d *Review proposed land development regulations and land development codes or amendments thereto, and make recommendations to the board of county commissioners as to consistency of the proposal with the adopted comprehensive plan or element or portion thereof.*

**The proposed Land Development Code Text Amendment is consistent with the Comprehensive Plan, specifically Economic Element Goal: *Promote the growth of a strong, stable and prosperous economy through public and private economic development initiatives that preserves and enhances a high quality of life for the residents while protecting the natural, recreational, historical and cultural resources of the County.***

**The request text amendment to the Levy County Land Development Code seeking a county-wide amendment to zoning regulations (i) to add “Self Storage RV/boat storage facility” to the zoning district use table as a permitted use in the Rural Mixed Use (RMU) zoning district.**

### Application Overview

The applicant is requesting a Text Amendment to the Land Development Codes (LDC). This request includes one section of the LDC as follows:

- Sec. 50-700 Generally; Use table

The applicant is requesting the proposed use be allowed as follows:

- Amend Article XIII, Division 3, Subdivision II, Sec. 50-700 (Zoning District Use Table) to add “Self-storage, RV/boat storage facilities” as a Permitted Use in the Rural Mixed Use (RMU) zoning district.

The proposed text amendment in its entirety is attached as Exhibit A.



### Staff Analysis

Planning staff reviewed the proposed text amendment to determine if it meets the following criteria:

1. The proposed text amendment is consistent with the purposes, goals, objectives, and policies of the Levy County Comprehensive Plan.
2. The proposed text amendment implements the best planning practices for Levy County.
3. The proposed text amendment is consistent with the intent of any applicable zoning district.

After review and consideration staff finds the following:

1. The definitions included in the proposed text amendment application are comprehensive and complete.
2. The proposed use Self Storage RV/boat storage facility is currently a permitted use in zoning districts C2, C3, C4 and I only. The purpose of the RMU zoning district is to provide for mixed use development in Rural Areas. RV/Boat self storage in the RMU provides needed storage for the local community as well as decreasing parking congestion on residential streets. However, Unlike retail/office self storage generates very little local employment or sales tax revenue
3. High visibility storage impacts the aesthetic value of adjacent properties
4. Such industrial type uses are more appropriate for heavy commercial or industrial areas and not compatible with residential mixed use.

**Rural Mixed Use (RMU) district.** The RMU district is intended to provide for mixed use development in rural commercial nodes, including limited neighborhood commercial, residential and agriculture-related commercial and industrial uses to support established communities in rural areas of the county.



**Staff Proposed Land Development Code Amendment**

If the Board of County Commissioners is inclined to add the requested text amendment at this time, staff has provided the following text amendment that is consistent with the purposes, goals, objectives, and policies of the Levy County Comprehensive Plan, implements the best planning practices for Levy County and is consistent with the intent of any applicable zoning district.

**Chapter 50 – LAND DEVELOPMENT CODE**

**Article XIII. – ZONING**

**DIVISION 3. – ZONING DISTRICT REGULATIONS**

**Subdivision II. – Zoning District Use Table**

**Sec. 50-700. – Generally; use table.**

Use (reference to code section that contains SE or CU requirements)	F/RR	A/RR	RR	R-1	R-2	RR 3C	C-1	C-2	C-3	C-4	I	R M U	P F	RE C	NR-CO N
In this table, P=Permitted Use; CU=Conditional Use; and SE=Use by Special Exception															
<b>Intensive Commercial and Industrial</b>															
Self-storage, RV/boat storage facilities								P	P	P	P	P			



## **Planning Commission Recommendations**

The Levy County Planning Commission heard Application TA 26-03 on May 18, 2026. The Commission recommends the following:

- The Planning Commission recommends Denial, as the proposed use is not compatible with the intention of the Residential Mixed Use zoning district.